

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**June 3, 2010**



**FP 10-04: proposed Final Plat of Bridgewater Meadows Subdivision**

**SIZE AND LOCATION:** 6 acres of vacant land out of the Stephen F. Austin League No.9, Abstract 62, adjoining the southwest side of Palasota Drive between Cottonwood Street and McArthur Avenue in Bryan, Brazos County, Texas

**EXISTING LAND USE:** vacant land

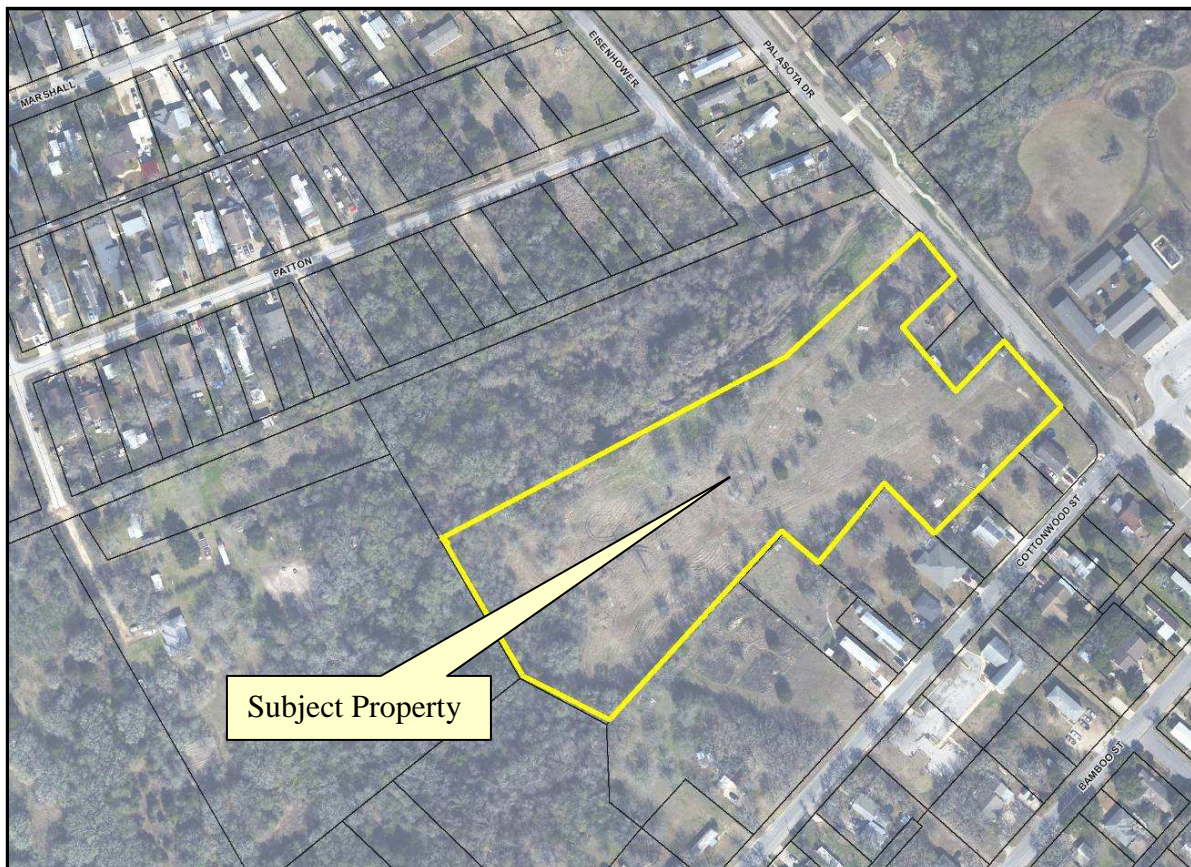
**ZONING:** Multiple-Family District (MF)

**APPLICANT(S):** Fusion Investment Group, Ltd.

**AGENT:** Galindo Engineers and Planners, Inc.

**STAFF CONTACT:** Michelle Audenaert, Economic Development Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** this proposed final plat.



**BACKGROUND:**

This proposed final plat creates 21 residential lots on 6 acres of land. A new cul-de-sac street (Bridge Meadow Lane) is proposed for dedication and improvement by the developer. Right-of-way along Palasota Drive and water and sewer mains are also being dedicated as part of the proposed final plat.

A new sewer line was constructed through this tract as part of a City capital improvement project ("Commerce Street Sewer project"). A sewer line easement for an old, now-abandoned sewer line was released by the City Council during its meeting on May 11, 2010.

**RECOMMENDATION:**

The proposed final plat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.